

# Your First- Time Buyer Mortgage



**HLC**  
mortgages

# Your First-Time Buyer Mortgage...

Buying your first home is an exciting milestone, but navigating the mortgage process can feel overwhelming.

At HLC Mortgages, we specialise in **helping first-time buyers like you find the right mortgage** and guiding you through every step with confidence.

First-time buyer mortgages are specifically designed for those purchasing their first property, offering **flexible deposit**

**requirements and government-backed schemes** that can make homeownership more accessible.

We'll help you **understand your options and explain the costs involved**, so you can focus on finding your dream home.

Plus, our experts **handle all the paperwork and guide you through every step** ensuring a smooth and stress-free process.

## Why Choose a First-Time Buyer Mortgage?

- ✓ **Lower Deposit Options:** Start with as little as a 5% deposit, depending on the lender.
- ✓ **Government Schemes:** Access options like Shared Ownership or the First Homes scheme.
- ✓ **Fixed and Variable Rates:** Choose between fixed payments for stability or variable rates for potential savings.
- ✓ **Step-by-Step Guidance:** We ensure you understand your mortgage deal, legal fees, and any additional costs.

## How We Help...

- ✓ **Access to whole-of-market and exclusive deals, tailored to your circumstances.**
- ✓ **Expert advice on schemes and incentives available to first-time buyers.**
- ✓ **Flexible appointments, including evenings and weekends.**
- ✓ **We take care of all the form-filling and long phone calls, making the process stress-free.**
- ✓ **You'll usually be able to walk away from your first appointment with your AIP, so you can focus on viewing houses and putting offers in.**

# First-Time Buyer FAQ'S

## How much deposit do I need to buy my first home?

- ✓ Typically, you'll need at least a 5% deposit, but having a larger deposit can give you access to better interest rates.

## What documents do I need to apply for a mortgage?

- ✓ You'll need your last 3 months' payslips, bank statements, proof of identity, and details of any existing debts. We'll provide a full checklist to ensure you're ready.

## What is the difference between a fixed-rate and variable-rate mortgage?

- ✓ A fixed-rate mortgage keeps your monthly payments consistent, while a variable-rate mortgage can fluctuate depending on market rates. We'll help you decide which option is right for you.

## What upfront costs should I budget for?

- ✓ Besides the deposit, you'll need to account for legal fees, survey costs, mortgage arrangement fees, and possibly Stamp Duty (though many first-time buyers are exempt).

## How much can I borrow as a First-Time Buyer?

- ✓ Lenders base this on your income, expenses, credit score, and deposit amount. We'll help you understand your borrowing capacity and what's affordable for you.

## How long does the mortgage application process take?

- ✓ The process typically takes 4 to 8 weeks, but we'll work to ensure it progresses as smoothly and quickly as possible.

## Can I get a mortgage if I have a low credit score?

- ✓ Yes, there are options available. We'll assess your situation and recommend lenders that cater to applicants with varying credit histories.

## What government schemes are available to help me buy a home?

- ✓ You may be eligible for schemes like Shared Ownership, the First Homes scheme, or deposit assistance programs. We can help you explore what fits your situation.

# Your Home Buying Process

## Assess Your Budget:

Evaluate your finances to determine how much you can afford to spend on a property. Consider your income, savings, and debts. Focus on monthly mortgage payments rather than just the loan amount.

## Property Search:

Begin your property search based on your budget and preferences. Use online listings, work with estate agents, and explore areas that interest you.

## Conveyancing:

Appoint a solicitor or conveyancer for the legal process. Ensure they are on your lender's panel—your broker or estate agent can assist. They'll handle searches, contracts, and legal requirements.

## Property Survey:

The lender will assess if the property is suitable and priced correctly through a physical or online valuation. You can opt for a more in-depth survey if preferred.

## Exchange of Contracts:

Once all steps are complete and requirements met, your solicitor will exchange contracts with the seller's solicitor. The sale then becomes legally binding, and you'll pay your deposit..

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## Get a Mortgage Agreement in Principle:

Consult a mortgage broker to secure an Agreement in Principle (AIP), giving you an estimate of how much you can borrow and helping you define your budget.

## Make an Offer and Negotiate with the Seller:

Once you find a property, make an offer through the estate agent. Be ready to negotiate, as the seller may counter until you reach an agreement.

## Mortgage Application:

Once your offer is accepted, your mortgage broker will submit a full mortgage application for underwriting with the lender.

## Mortgage Offer:

After reviewing your application and valuation, the lender will issue a formal mortgage offer. Your mortgage advisor will then discuss your protection needs.

## Completion:

On completion day, your solicitor transfers the remaining funds, and you receive the keys to your new home—ready to move in and take ownership.

**Words that  
don't make  
any sense.**

*(Glossary)*



**A****Arrangement Fee:**

An Arrangement is a one-off fee that can be payable to the mortgage lender upon application.

**B****Budget:**

Knowing your budget is vitally important when starting your search, this includes understanding your borrowing potential as well as what the monthly outgoings are going to look like.

**C****Credit Score:**

Check your credit score, as it affects your eligibility for mortgages and the interest rates you might secure.

**D****Deposit:**

Save for a deposit, typically at least 5% of the property's value, but larger deposits can often secure better mortgage rates.

**E****Early Repayment Charges:**

A fee charged by mortgage lenders if the borrower pays off their mortgage early or exceeds overpayment limits.

**F****Fixed Rate Mortgage:**

The interest rate you are charged is fixed for a designated period of time and therefore avoids the risk of changes in the Bank of England rate.

**G****Green Mortgage:**

Some mortgage lenders will often give borrowers preferential terms or rates if they can demonstrate the energy efficiency of their property.

**H****Homebuyers Survey:**

A type of property survey available to assess the condition of the property.

**I****Interest Rates:**

Each mortgage lender will have different interest rates and this will vary depending upon your level of deposit.

**J****Joint Borrower Sole Proprietor:**

A mortgage type available to boost affordability, where a friend/family member's income can be used for affordability purposes despite them not going on the property title.

L

**Loan to Value:**

The ratio of the mortgage amount to the property's value, expressed as a percentage.

M

**Mortgage:**

A loan used to purchase a property, where the property serves as collateral for the loan.

N

**New Build:**

Mortgage lenders will often have 'New Build' specific mortgage products.

O

**Offset Mortgage:**

An offset mortgage provides a loan that will be offset against savings held within a specified account with the lender.

P

**Porting:**

A Portable mortgage allows you to transfer your borrowing from one property to another if you move.

R

**Remortgage:**

The process of switching to a different mortgage deal or lender.

S

**Standard Variable Rate:**

The default interest rate set by a mortgage lender which borrowers would move onto after their initial benefit period.

T

**Tracker Mortgage:**

A variation of a typical variable rate mortgage where the interest rates tracks a specific financial index, typically linked to the Bank of England Base Rate.

U

**Underwriting:**

The lender will underwrite your mortgage application before final approval.

V

**Variable Rate:**

A mortgage with an interest rate that can fluctuate, this will often either be linked to the Bank of England Base Rate or the Standard Variable Rate.

**Valuation Report:**

Lenders will carry out a survey to check whether the